GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Nellore Urban Development Authority (NUDA), Nellore – Deletion of 60'-0" wide proposed Master Plan Road in Sy.No.158-1B & 158-2 of Kondayapalem (V), Nellore Rural (M) falling under GTP Scheme of Nellore Town – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.159 Dated:22.12.2023

Read the following:-

1. From Sri. Vemireddy Prabhakar Reddy, Nellore, Repn. dt:Nil.
2. Govt. Memo.No.1690964/M2/2022, dated 07.04.2022.
3. From VC, NUDA Lr. Rc.No.182/2022/NUDA/ dt:16-09-2022.
4. Government Memo No.11411/I2/2011, MA&UD(I2) Department, dated 30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD(H1) Dept., dated 15.02.2017.
6. From VC, NUDA Lr.Rc.No.182/2022/NUDA/ dt:11-07-2023.
7. Govt. Memo.No.1690964/H2/2022, dated 28.07.2023.
8. From the Vice Chairman, Nellore Urban Development Authority Lr.RoC.No. 182/2022/NUDA, dated 15.09.2023.
9. Govt. Memo.No.1690964/H2/2022, dated 10.11.2023.
10. From VC, NUDA Lr. Rc.No.182/2023/NUDA/ dt:22.11.2023.
11. Govt. Memo No.1690964/H2/2022, dated:28.11.2023.
12. A.P. Extraordinary Gazette No.3194, dated:28.11.2023.
13. From the VC, NUDA, Nellore, Lr.Roc.No.182/2022/NUDA, dt.16.12.2023

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ORDER:-

The Draft variation to the deletion of proposed 60'.0" wide Master Plan Road in the General Town Planning Scheme/ Master Plan of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, MA&UD Dept., dated:07.01.2011, issued in the reference 11th read above was published in Extra-ordinary Andhra Pradesh Gazette No.3194, Part-I, dated:28.11.2023. The Vice Chairperson, Nellore Urban Development Authority, Nellore in the reference 10th read above has informed that the applicant has paid conversion charges of Rs.4,45,275/- (1% of the prevailed Market value issued by the Sub-registrar) bearing DD No.409905, dt.22.11.2023 of Karnataka Bank.

2. The Vice Chairperson, Nellore Urban Development Authority, Nellore in the reference 13th read above has stated that they have published the draft variation appendix notification pertaining to above proposed deletion of 60'.0" wide Master Plan Road one in English paper (Hans India) and one in Telugu

P.T.O

paper (Surya) respectively on 29.11.2023 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,22.12.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairperson, Nellore Urban Development Authority, Nellore, SPSR Nellore District.
The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.

Copy to:
The individual through the Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.

Sc/Sfs. (e-2093734/2023)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Nellore Municipal Corporation General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.11, MA&UD, dated:07.01.2011 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (4) of the said section.

VARIATION

The site in Sy.No.158-1B, 158-2 to a total extent of 3237.45 Sq.mts is effecting 60'-0" wide Master Plan Road out of total extent of 11456.13 sq.mts near NH-16 beside Sakshi Office, Kondayapalem Village, Nellore Municipal Corporation limits. The boundaries of which are shown in the schedule hereunder and which is earmarked for Road use in the General Town Planning Scheme (Master plan) of Nellore Town sanctioned in G.O.Ms.No.11, MA&UD, Dated:07.01.2011 is now deleted from Master Plan as earmarked A,B,C,D,E,F & G in the revised part proposed land use map vide G.T.P.No.02/2023/NUDA

Contd..,3

(C.No.182/2022/NUDA) available in the Nellore Municipal Corporation, Nellore Town/ Nellore Urban Development Authority Office, Nellore, subject to the following conditions that:

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land belongs to Vemireddy Swaroop Reddy & Venu Gopal Swamy Temple land

East : Land belongs to P. Madhavaiah.

South : Land belongs to K. Venkataiah Uraf Papaiah.

West : Existing NH-16, 200'-0" wide road.

Y SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER